

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Oct. 20, 1953

October 20, 1953
City Hall Annex
Lansing, Michigan

The meeting for the public hearing was called to order by the Chairman, Alderman Munyon, on October 8, 1953, at 7:30 P.M.

Because of the absence of Mr. McSherry and Mr. Struhsaker, the meeting was recessed after the hearing until the Special Meeting of October 20, 1953.

ROLL CALL

Present—Messrs. McSherry, Munyon, Mutz, Obrecht, and Struhsaker—5.
Absent—None.

The minutes of the regular meeting of September 16, 1953, were approved.

The tabled appeal by Gauss Baking Co. to erect an addition to storage room on residential lot and an addition for garage on west wall at rear of commercial lot on property zoned "B" One-Family Residence District and "F" Commercial District, at 1920 W. Saginaw Street, was considered. It was moved by McSherry, supported by Obrecht, that the appeal be not granted because of neighborhood objection.

Motion carried.

The appeal by Robert Dietrich to erect an addition to house, which will reduce the west side yard area from 4 ft. 7 in to 3 ft. at 514 Maple Hill Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by Struhsaker, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit full utilization of the property.

Motion carried.

The appeal by M. R. Morris to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 911 N. Pennsylvania Avenue, was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Alex Robel to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 434 N. Foster Avenue, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by John Greskowitz to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1008 Greenwood Street, was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Arthur K. Hacker to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1308 W. Mt. Hope Avenue, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Percy Batterbee to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 705 Shepard Street, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Lansing Lumber Co. to erect a new building to the north of the present warehouse for lumber shed and office on property zoned "A" One-Family Residence District and new used as a non-conforming use, at 5035 S. Cedar Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship and permit adequate housing for materials in non-conforming use, which was commercially zoned prior to annexation.

Motion carried.

The appeal by James Burns to erect an addition to building on property zoned "A" One-Family Residence District but used non-conforming, which does not allow an addition, at 510 Fenton Street, was considered. The petitioner was present. John Sabrosky, 513 Fenton; Donald Lee, 526 Fenton; John Delderfield, 522 Fenton; Francis Bosley, 521 Fenton; Charles Renaud, 531 Fenton; Edmund Shields, 513 Fenton, all objected on the grounds that they have a considerable investment in their homes and any expansion of this use would further devalue their property. It was moved by Obrecht, supported by Mutz, that the appeal be not granted because of an inadequate parking area and because of neighborhood objection.

Motion carried.

The appeal by Ivan Dillingham to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present porch, at 249 Elvin Court, was considered. The petitioner was present, and there were no objections. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Marguerite R. Moore to convert first floor of house to office use on property zoned "D-M" Multiple Dwelling District, at 201-203 N. Sycamore Street, was considered. Mr. George Hutter represented the petitioner, pointing out that Mrs. Moore had already spent considerable money on this property expecting to lease it to an insurance adjustment office with a staff operating mostly by mail. Speaking as a property owner at 812 W. Michigan Avenue, Mr. Hutter stated that he would support Mrs. Moore's appeal as a property owner if he lived in that area. Mrs. Fenison, 627 W. Michigan Avenue, stated that she thinks an insurance office in this building would be preferable to undesirable tenants in an apartment. Mr. W. B. Thoman, 217 N. Sycamore Street, stated that this change would lower the value of properties in that vicinity, that there is no hardship since apartments in this building would produce a good return, that a change in the use of this building would set a precedent in this area, and that it is desirable to keep this area in residential use since

there are already sufficient areas zoned for the use requested in the appeal. Mr. Hurley Smith, 221 N. Sycamore Street; Mr. George Steede, 706 W. Ottawa Street; Mr. Harold Sessions, 220 N. Sycamore Street; Mr. Chester Baker, 218 N. Sycamore Street; Mr. John Leonard, 216 N. Sycamore Street; Mr. Frank Tabor, 105 N. Sycamore Street; Mrs. Pearl Matteson, 703 W. Ottawa Street; Mrs. George Arbaugh, representing Lansing Women's Club at 624 W. Ottawa Street; Mr. Richard Griesinger, 209 N. Sycamore Street, and Mr. Charles Gregory, owner of property at 113 N. Sycamore Street, all appeared and objected for the same reasons as expressed by Mr. Thoman. It was moved by Struhsaker, supported by Obrecht, that the appeal be not granted because no hardship was shown since the property is usable and saleable for apartment purposes.

Motion carried.

Hearing on the following two appeals was held at the opening of the Special Meeting of this date, at 7:30 P.M.

The appeal by Motor Wheel Corp. to use property for off-street parking lot, which is zoned "C" Two-Family Residence District, which does not permit a parking lot, at the S.E. corner of May and Summit Streets, was considered. Mr. Ellsworth represented the Motor Wheel Corp., explaining that this property was not usable or saleable for two-family residential use, that off-street parking area is needed, and that their request for rezoning the property had been denied. Mrs. Knute, 818 May Street, inquired as to the effect of this use on the zoning on her property. Mr. Benjamin Kircher, 813 E. Saginaw Street, objected to parking lot being allowed on this property until the property is properly zoned for parking. It was moved by Obrecht, supported by McSherry, that the appeal be granted under (7), Section 21 of the Lansing Zoning Ordinance to relieve a hardship by permitting use of this property, which is no longer usable or saleable as residential property.

Motion carried.

The appeal by City of Lansing to erect a new fire station, which will reduce the east side yard from 6.6 ft to 5 ft., and either the front yard from 23 ft. 10 in to 14 ft., or the rear yard from 15 ft to 5 ft., at the S.E. corner of Hillsdale and Sycamore Streets, was considered. There were no objections. It was moved by Mutz, supported by McSherry, that the front yard reduction be not granted, but that the appeal for the reduction of the east side yard and rear yard be granted under (6), Section 21 of the Lansing Zoning Ordinance to permit immediate construction of the building while waiting for purchase of property at the rear to be completed and provide adequate set-back from Sycamore Street for cross-corner vision.

Motion carried.

The meeting adjourned at 9:00 P.M.

VICTOR G. LEYERER,

Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings, Nov. 12, 1953

Nov. 12, 1953

City Hall Annex

Lansing, Michigan

The meeting was called to order by the Chairman, Ald. Munyon, at 7:30 P.M.

ROLL CALL

Present—Messrs. McSherry, Munyon, Mutz, and Struhsaker—4.

Absent—Mr. Obrecht—1.

The minutes of the special meeting of October 20, 1953, were approved.

The appeal by Sohn Bros. Linen Service to erect an addition to rear of commercial building, which will reduce rear yard from required 25 feet to 16 feet, at 2010 W. Saginaw Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Mutz, that permission be granted to reduce rear yard from 25 feet to 20 feet, subject to a deed for the north 20 feet of this property for alley purposes under (6), Section 21 of the Lansing Zoning Ordinance to permit utilization of the property as permitted under Section 19 of the Lansing Zoning Ordinance where there is a 20-foot alley.

Motion carried.

The appeal by Frank D. Hitz to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 2009 S. Rundle Avenue, was considered. The petitioner was present. There were no objections. It was moved by Struhsaker, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Mayme Fitzpatrick Hughes to move south zone line 35 feet to the

south where zone line divides property held in single ownership at time of passage of Zoning Ordinance, at the rear of the 900 block on W. St. Joseph Street, was considered. The petitioner was not present. Ervin C. Haithcock, 904 W. Main Street; Anna King, 710 S. Butler; Anthony Sneed, 924 W. Main Street; and Horace Cameron, 920 W. Main Street, objected on the basis that extension of commercial property closer to their residential property would depreciate their property values. It was moved by Struhsaker, supported by McSherry, that the appeal be not granted because of neighborhood objection.

Motion carried.

The appeal by Charles Rumpsa to erect a new garage, which will reduce east side yard from the required 7.5 feet to 3 feet, at 817 W. Shiawassee Street, was considered. The petitioner was present. There were no objections. It was moved by Mutz, sponsored by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance to permit the construction of the garage without destroying a large tree which is an asset to the property.

Motion carried.

The appeal by Myrtle Breakey to alter a building to add fourth apartment, in vacant store space, on property zoned "C" Two-Family Residence District, which is being used in non-conforming use, at 1222 N. Center Street, was considered. The petitioner was present. There were no objections. It was moved by McSherry, supported by Struhsaker, that the appeal be granted under 7, Section 21 of the Lansing Zoning Ordinance to relieve a hardship of maintaining a building without full use of it and bring it to a higher non-conforming use.

Motion carried.

The appeal by Jack Skidmore to erect a vestibule, which will extend beyond the established set-back line 4 feet, at 722 Hunter Blvd., was considered. The peti-

tioner was present. There were no objections. It was moved by Mutz, supported by McSherry, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it will relieve a hardship and improve the property.

Motion carried.

The appeal by Demmer Tool & Die Co. to erect a new roof on north section, raised to level of balance of north section of building, which is being used non-conforming for industrial purposes in residential district, at 2827 S. Cedar Street, was considered. The petitioner was present. Mr. and Mrs. Kenneth Hoffmeyer, 526 Denver Avenue; Mr. and Mrs. Shepard, 542 Denver Avenue; Mr. Clare Grigsby, 518 Willard Avenue, Mr. Everett Allman, 524 Denver Avenue; Mr. and Mrs. Gene H. Devine, 539 Denver Avenue; Mr. and Mrs. Richard Stebbins, 538 Denver Avenue; Mr. and Mrs. J. J. Ward, 512 Willard Avenue; Mr. and Mrs. Leo Gessner, 520 Denver Avenue; and Mr. and Mrs. Lee Richardson, 516 Denver Avenue, all objected to the rebuilding of any building for light industrial use in that area because of noise and depreciating effect on

their property values. It was moved by Struhsaker, supported by McSherry, that no action be taken because, in the opinion of this Board, there is no justification because of deed restriction of use of the land in chain of title, and that the filing fee be returned.

Motion carried.

The appeal by Vernon Robinson to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 246 E. Thomas Street, was considered. The petitioner was present. There were no objections. It was moved by Struhsaker, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The meeting adjourned at 9:35 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The Board of Appeals OF THE CITY OF LANSING

Proceedings of Dec. 14, 1953

December 14, 1953.

City Hall Annex

Lansing, Michigan

The meeting for the public hearing was called to order by the Chairman, Ald. Munyon, on December 10, 1953, at 7:30 P.M.

Because of the absence of Mr. McSherry, the meeting was recessed until December 14, 1953, at 11:30 a.m.

ROLL CALL

Present—Messrs. McSherry, Munyon, Mutz, and Obrecht—4.
Absent—None.

The minutes of the regular meeting of November 12, 1953, were approved.

The appeal of Phillip Woolcocks to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1404 Redwood, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Gerald W. Eiserman to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 1118 N. Chestnut Street, was considered.

The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Mrs. Walter Youngs to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 943 N. Sycamore Street, was considered. The petitioner was not present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The appeal by Essie Lewis to erect a glass enclosed front porch, which will extend beyond established set-back line but no further than present open porch, at 922 S. Sycamore Street, was considered. The petitioner was present. There were no objections. It was moved by Obrecht, supported by Mutz, that the appeal be granted under (6), Section 21 of the Lansing Zoning Ordinance because it would be an improvement of the property and not adversely affect the neighborhood.

Motion carried.

The meeting adjourned at 12:05 P.M.

VICTOR G. LEYRER,
Secretary.